MORNINGSIDE AT MISSION RIDGE UNIT FOUR

City of El Paso — City Plan Commission — 7/12/2018 SUSU18-00055 — Major Final

STAFF CONTACT: Rick Venegas, (915) 212-1552, rick.venegas@elpasotexas.gov

PROPERTY OWNER: Hunt Mission Ridge, LLC

REPRESENTATIVE: TRE & Associates, LLC

LOCATION: North of Eastlake and East of Berryville, ETJ

ACREAGE: 37.45

VESTED: Yes

PARK FEES REQUIRED: N/A

EXCEPTION/MODIFICATION N/A

REQUEST:

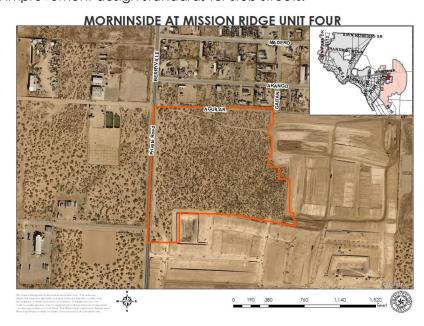
RELATED APPLICATIONS: N/A
PUBLIC INPUT: N/A

STAFF RECOMMENDATION: Approval

SUMMARY OF REQUEST: The applicant proposes to subdivide 37.45 acres of land in the City's extraterritorial jurisdiction for 205 single-family residential lots and one stormwater pond. Access to the subdivision from the southeast is proposed through the completed Morningside at Mission Ridge Unit One and from the east from Morningside at Mission Ridge Unit Three, which is scheduled to be complete prior to completion of Unit Four. The subdivision is vested and is being reviewed under the former subdivision code.

SUMMARY OF RECOMMENDATION: Planning staff recommends **approval** of Morningside at Mission Ridge Unit Four on a Major final basis, subject to the following condition:

- That prior to the recording of this plat, the subdivision improvements for Morningside at Mission Ridge Unit One and Unit Three be completed and installed in order to have adequate access.
- A guard-rail and Type III dead-end sign shall be provided by the subdivider pursuant to the subdivision improvement design standards for stub streets.

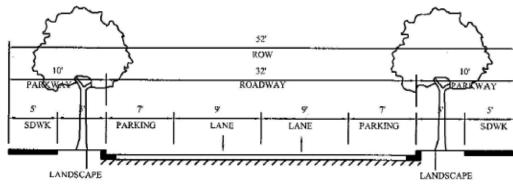


DESCRIPTION OF ANY EXCEPTIONS, MODIFICATIONS, OR WAIVERS

The applicant is requesting the following modifications, pursuant to 19.04.170 (Modification of Conditions), which the City Plan Commission previously approved on July 13, 2017.

1.To allow 54 ft. right-of-way for Gaitan Street, including 4' parkways on either side of the street, in order to allow for a 7' sidewalk on the west side of Gaitan Street. This is to provide better access to the proposed park and to match the existing cross section within the Morningside at Mission Ridge Unit One.

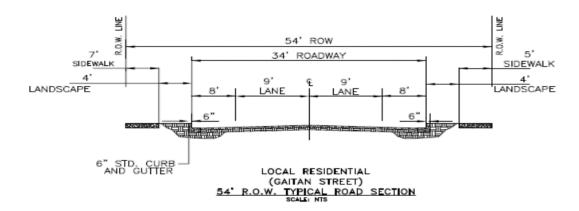
REQUIRED



32' LOCAL RESIDENTIAL 3

NOTE: CROSS SECTIONS ARE MINIMUM, STANDARD REQUIMENTS

PROPOSED



- 2.To use Aguilar right-of-way, located north of the subdivision, as a public linear park. This linear park will not be improved with this subdivision.
- 3.To waive installation of 40' of pavement, 5' landscaping and 5' sidewalk along Darrington Road. The County of El Paso approved this waiver on June 22, 2017.

The applicant has demonstrated that they meet the following modification: 19.04.170.A-3. The subdivider has demonstrated an alternative method of development that will improve the aesthetic value of the subdivision while giving equal emphasis to safety, economy, tax yield, maintenance cost, response time, drainage dedication and improvement of parkland and open space amenities, and vehicular access and pedestrian passage.

CASE HISTORY

The City Plan Commission approved Morningside at Mission Ridge Unit Three on a Major Preliminary basis on July 13, 2017.

RELATION OF PROPOSED APPLICATION TO THE CITY'S COMPREHENSIVE PLAN

CONSISTENCY WITH PLAN EL PASO: Subject property is designated G4, Suburban (Walkable)

GOAL 2.2:				
The City of El Paso should change its growth pattern away from homogeneous land uses and return to a pattern of compact well-connected mixed-use neighborhoods.				
POLICY	DOES IT COMPLY?			
2.2.4.a.: Each new neighborhood should have a primary civic space such as a square or green near its physical center.	No, the applicant is not proposing a civic space. However, a linear park is scheduled for installation to the north of the proposed subdivision.			
GOAL 2.3				
The City of El Paso wishes to create comple sidewalks and frequent on-street parking.	ete networks of multimodal streets with ample shaded			
POLICY	DOES IT COMPLY?			
2.3.2.a. New neighborhood streets should connect to the existing street network in all adjoining areas when practical.	Yes, new streets in the subdivision are connected to Darrington Road.			

NEIGHBORHOOD CHARACTER: The subject property is located in the ETJ (extraterritorial jurisdiction) and is currently vacant. To the east of the subject property is vacant land, which is scheduled for residential development (Morningside at Mission Ridge Unit Three) and is scheduled to be complete prior to completion of this subdivision. The nearest school is Dr. Sue Shook Elementary (0.14 miles). A linear park extending east from the northwest corner of this subdivision to the northeast corner of Morningside at Mission Ridge Unit Three, immediately adjacent to this subdivision, is scheduled for installation to the north of the proposed subdivision. This property is not located within any Impact Fee Service Areas.

COMMENT FROM THE PUBLIC: N/A

STAFF COMMENTS:

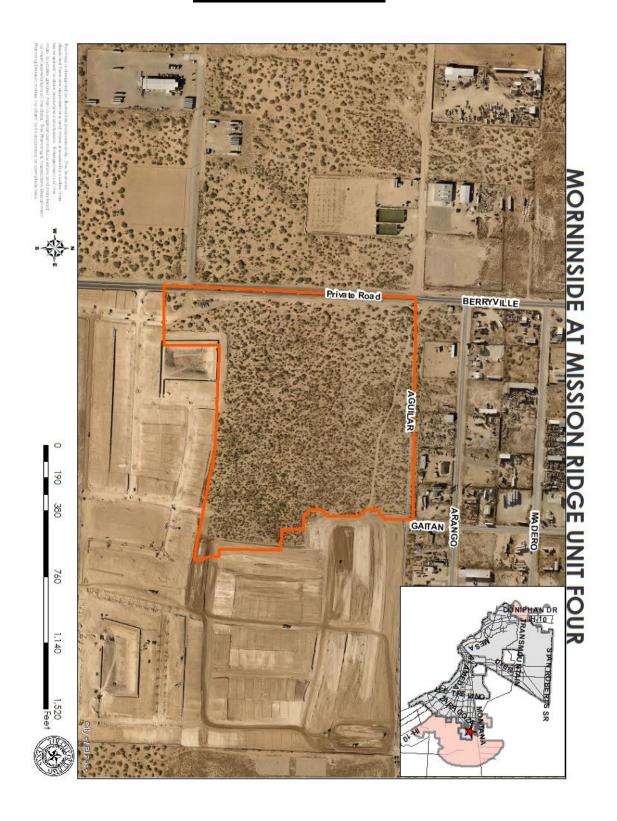
Planning staff recommends approval of Morningside at Mission Ridge Unit Four on a Major final basis.

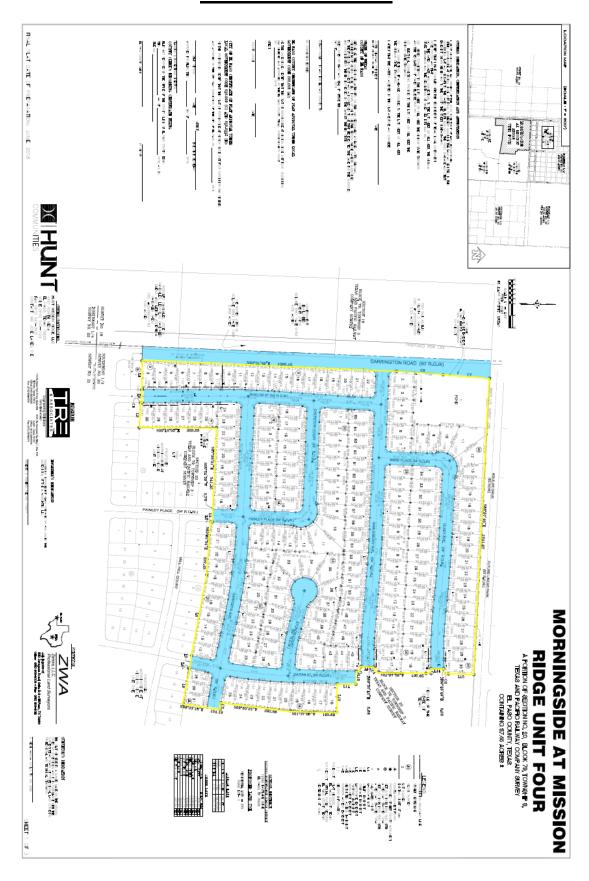
PLAT EXPIRATION:

This application will expire on **July 12**, **2021**. If the final plat has not been recorded within the specified date, the final plat approval, unless extended in accordance with Chapter 19.41 (Expiration, extension and reinstatement), shall expire and the applicable plat shall be deemed null and void.

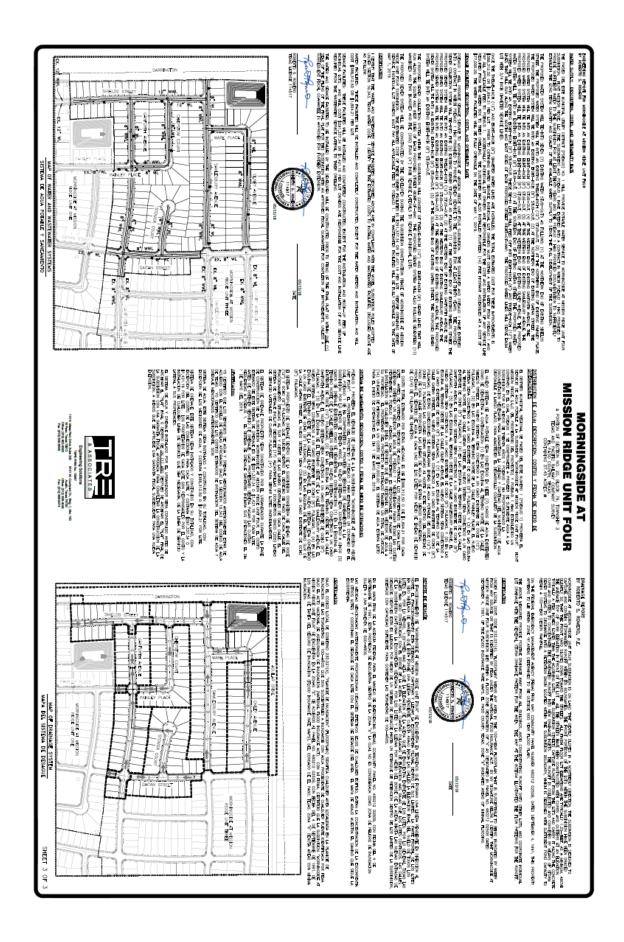
ATTACHMENTS:

- 1. Location map
- 2. Final plat
- 3. Modification requests
- 4. Application
- 5. Department Comments





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Engineering Solutions

July 5, 2018

Via Email

Mr. Nelson Ortiz Planning and Inspections Department City of El Paso 811 Texas Avenue El Paso, Texas 79901

Morningside at Mission Ridge Unit Four Re:

Modification Request TRE No.: 1502-11119-14

Dear Mr. Ortiz:

On behalf of Hunt Mission Ridge, LLC, TRE & Associates, LLC is respectfully requesting modifications as follows:

Modification for Gaitan Street - 54 ft. R.O.W. Local Residential Street:

We are asking for a modification request from the Local Residential cross section to allow for 4' parkways on either side of the street, in order to allow for a 7' sidewalk on the west side of Gaitan Street within the 54' ROW. This modification is being requested in order to provide better access to the proposed park south of the subdivision and to match the existing cross section within Morningside at Mission Ridge Unit 1

Modification for Aguilar R.O.W.

We are asking for a modification request to use Aguilar R.O.W., located to the north of the subdivision, as a public linear park. County of El Paso has concurred with the public linear park development through previous coordination.

Should you have any questions or need any additional information, please do not hesitate to contact me or Robert Romero, P.E. at 915-852-9093.

Sincerely,

TRE & ASSOCIATES, LLC

Changho Yi, E.I.T

CY:rr

Cc: TRE & Associates, LLC - File



COUNTY OF EL PASO

PUBLIC WORKS DEPARTMENT

800 E. OVERLAND RM 407 EL PASO, TEXAS 79901 (915) 546-2015 (FAX) (915) 546-8194

April 28, 2017

E-Mail Delivery

Mr. Robert Romero, P.E. TRE & Associates, LLC 110 Mesa Park Drive, Suite 200 El Paso, Texas 79912

Re: Morningside at Mission Ridge Unit Three & Four Aguilar R.O.W. Linear Park Concurrence

Dear Mr. Romero:

We have received your request for the use of Aguilar right-of-way as a linear park. In review of your variance request for Morningside at Mission Ridge Unit One through Four subdivisions, both you and the County have contemplated the use of this right-of-way as a public linear park to be improved by the developer, Hunt Mission Ridge, LLC. Upon review of the usage of a public right-of-way, we believe that its development as a park and trail system is consistent with its use for public access and benefit. Therefore, we concur with your development of Aguilar right-of-way as a public linear park.

Should you have any questions or require additional information, please do not hesitate to contact me at (915) 546-2015.

Sincerely,

Gilbert Saldaña Jr., PE

Development & Floodplain Program Engineer

cc:

Mr. Jose Lares, P.E.; Hunt Mission Ridge, LLC Mr. Joel Guzman; Hunt Mission Ridge, LLC Linda C. Troncoso, P.E.; TRE & Associates, LLC

Page 1 of 1



COUNTY OF EL PASO

PUBLIC WORKS DEPARTMENT

800 E. Overland, Suite 407 El Paso, Texas 79901

June 22, 2017

E-Mail Delivery

Ms. Brenda R. Cantu City of El Paso Planning Department 811 Texas El Paso, Texas 79901

Re:

Morning Side at Mission Ridge Unit 4 Darrington Street Improvements Waiver

TRE Job No.: 1502-11119-32

Dear Ms. Cantu:

The County is improving Darrington Road as part of the 2013 El Paso County Comprehensive Mobility Plan. Darrington Rd. Widening is currently under design and is scheduled for construction within the next 12 months. No improvements are required (within the County R.O.W) by the County of El Paso for Morning Side at Mission Ridge Unit 4. All improvements to the Darrington Rd Widening project have been coordinated with the developer and their consultants.

Should you have any questions or require additional information, please do not hesitate to contact me at (915)546-2015.

Sincerely.

Divil Engineer

cc:

Mr. Jose Lares, P.E.; Hunt Communities GP, LLC Mr. Joel Guzman, Hunt Communities GP, LLC Robert Romero, P.E.; TRE & Associates, LLC







CITY PLAN COMMISSION APPLICATION FOR MAJOR FINAL SUBDIVISION APPROVAL

A PORTION OF SECTION EL PASO COUNTY, TEXA	area included on this plat (HIP 3. TEXAS AND PACIFIC RAILWAY CO	OMPANY SURVEY
A PORTION OF SECTION EL PASO COUNTY, TEXA	NO. 20, BLOCK 79, TOWNSH	HIP 3. TEXAS AND PACIFIC RAILWAY CO	MPANY SURVEY
	S. CONTAINING 37.45 ACRES	5±	
Property Land Uses:			
	ACRES SITES		ACRES SITES
Single-family	27.67 205	Office	
Duplex		Street & Alley	8.20
Apartment		Ponding & Drainage	_1.58 _ 1 .
Mobile Home		Institutional	
P.U.D.		Other (specify below)	
Park			
School			
Commercial		Total No. Sites	206 .
Industrial		Total (Gross) Acreage	37.45 ±
What type of drainage is	proposed? (If applicable, conveying runoff to retention p		nomation of Both X.
Are special public impro-	vements proposed in conne	ection with development? Yes	Nox
		Subdivision Ordinance proposed? modification or exception	
Remarks and/or explanat	ion of special circumstance	es: N/A	
Improvement Plans s	ubmitted? Yes	Nox	
Will the proposed subdiv	rision require the city to rev five date of the current ap	view and decide whether this applicat plicable standards? Yes x	tion is subject to the standa
If yes, please submit a ve	sted rights petition in acco	rdance with Title I (General Provisio	ons) Chapter 1.04 - Vested
	Dia! 6 *	spections Department	

Planning & Inspections Department 811 Texas | P.O. Box 1890 | El Paso, Texas 79950-1890| (915) 212-0088

12.	Owner of record Hunt Mission Ridge, LLC	4401 N. Mesa, El Paso, Texas 79902	(915)533-1122
	(Name & Address)	(Zip)	(Phone)
13.	Developer Hunt Mission Ridge, LLC	4401 N. Mesa, El Paso, Texas 79902	(915)533-1122
	(Name & Address)	(Zip)	(Phone)
14.	Engineer_TRE & Associates, LLC	110 Mesa Park Dr., Suite 200, El Paso, Texas 79912	(915)852-9093
	(Nume & Address) *Effective September 1, 2014, a 3% Technology fee has been added to all Planning application fees.	OWNER SIGNATURE REPRESENTATIVE:	ma

NOTE: SUBMITTAL OF AN APPLICATION DOES NOT CONSTITUTE ACCEPTANCE FOR PROCESSING UNTIL THE PLANNING DEPARTMENT REVIEWS THE APPLICATION FOR ACCURACY AND COMPLETENESS.

Planning & Inspections Department 811 Texas | P.O. Box 1890 | El Paso, Texas 79950-1890| (915) 212-0088

PLANNING AND INSPECTION DEPARTMENT - PLANNING:

Developer/Engineer shall address the following comments:

- Submit to the Planning & Inspections Department Planning Division the following prior to recording of the subdivision.
 - a. Current certified tax certificate(s)
 - b. Current proof of ownership
 - c. Release of access document, if applicable
- Every subdivision shall provide for postal delivery service. The subdivider shall coordinate the installation and construction with the United States Postal Service in determining the type of delivery service for the proposed subdivision. In all cases, the type and location of delivery service shall be subject to the approval of the United States Postal Service.

PLANNING AND INSPECTIONS - LAND DEVELOPMENT

- At the improvement plan stage, protect the subject property from stormwater runoff from the adjacent terrain.
- All downstream storm water management facilities should be in place prior to development of the subject subdivision.

EL PASO COUNTY

El Paso County has concurred with the proposed modification for Gaitan Street, the proposed use of the Aguilar Drive right-of-way as a public linear park, and the waiver of improvements along Darrington Road.

EL PASO COUNTY WATER IMPROVEMENT DISTRICT

EPCWID has no objections or comments.

EPWATER

EPWater does not object to this request.

The proposed subdivision is located within the East El Paso Extraterritorial Jurisdiction (ETJ) within one of the Paseo Del Este Municipal Utility Districts (MUDs) service area. The Paseo Del Este MUD receives wholesale water and wastewater service from the El Paso Water – Public Service Board (EPWater-PSB) in accordance with the Paseo del Este Wholesale Contract and EPWater-PSB Rules and Regulations No. 11.

EPWATER-STORMWATER

- Provide an acceptable Stormwater Management plan in accordance with Section 19.19.030 of the current subdivision ordinance.
- At the improvement plan stage, protect the subject property from stormwater runoff from the adjacent terrain.
- All downstream storm water management facilities should be in place prior to development of the subject subdivision.

EL PASO ELECTRIC COMPANY:

No comments received

CENTRAL APPRAISAL DISTRICT:

No objections.

SUN METRO:

No comments received

<u>911:</u>

No comments received.